

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

August 13, 2014

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Barbara Thomas, Clover Meaders, and Latai Tupou

ABSENT

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Lehman, Kevin Despain, Jody Knapp, Brock Anderson, and Nichole Camac

AUDIENCE

Approximately four (4) people were in the audience

SUBDIVISION APPLICATIONS

S-12-2009 & S-2-2010

Willow Wood Shopping Center Lots 2, 5, 6 and 8 Amended

3450 West 3500 South

C-2 Zone

BACKGROUND

Clay Stephenson, representing the Woodbury Corporation, is requesting an amendment to lots 2, 5, 6, and 8 of the Willow Wood Shopping Center Subdivision. An application similar to this one was approved by the Planning Commission in February 2010. However, at the time the original application was approved, lot 5 was not included. Due to the resolution of widening issues along 3500 South, the developer would like to add lot 5 to the proposed plat amendment.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application as they have been addressed as part of the site plan review for the shopping center.

ISSUES:

The applicant is proposing to amend lots 2, 5, 6 and 8 of the Willow Wood Shopping Center. There are three reasons why the applicant is proposing the plat amendment. The first is to correct inaccuracies on the original plat dating back to 1993. Staff believes that these inaccuracies are the result of various deed errors.

The second reason for the amendment is that the property owner would like to accurately reflect the recent right-of-way dedication along 3500 South. The applicant explained to staff that they have recently resolved legal issues with UDOT regarding the widening of 3500 South and would like the lots within the subdivision to accurately reflect the dedication.

The last reason for the plat amendment is that the applicant is in the process of revising the Declaration of Restrictions and Grant of Easements within the shopping center. They would like the new legal descriptions and right-of-way dedication to be part of the revised declaration.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Josh Jensen
4822 Holladay Blvd #160
Holladay, UT

Discussion: Steve Lehman presented the application. Josh Jensen, representing the applicant, had nothing further to add. The Planning Commission had no further questions or concerns.

Motion: Commissioner Thomas moved for approval.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-S-12-2009/S-2-2010- Approved

CONDITIONAL USE APPLICATIONS

C-37-2014

In and Out Shop LLC

3411 S Redwood Rd

Use: Convenient Store

C-2 zone, 0.98 acres

The applicant, Nawaf Raheem, is requesting a conditional use amendment for a Convenient Store. This business will occupy suite #3 within the Medallion Square Commercial complex at 3411 S Redwood Road. The tenant space is approximately 1,050 square feet. The use, Convenient Store, is a conditional use within the C-2, General Commercial zone. A 'Convenient Store' by definition means any building which contains less than 5,000 square feet of net floor area and which is generally used for the retail sale of prepackage food, produce and /or other non-food commodities. The uses in the area include commercial to the north and south and R-4, residential zoning, to the east. The General Plan designates this property as General Commercial.

The business will provide fair priced items similar to other convenient stores. The inventory of goods include; soft drinks, sports drinks, candy, snacks, grocery items such as canned food, basic cleaning supplies, air fresheners, incense, clothes, hats, gifts. Items will be displayed in cabinets and display cases. The business will provide cigarettes. Cigarettes will be stored behind the counter. Mr. Raheem is aware of the laws regarding 'Retail Tobacco Specialty Stores.' This business will operate such that it will not be classified as a Retail Tobacco Specialty Store. The sale of tobacco products cannot account for more than 35% of the total annual gross receipts of the establishment. Mr. Raheem has indicated that this business will not have any alcohol sales.

The overall site was approved to provide enough parking stalls for retail uses as well as one restaurant with 59 total parking stalls. The convenient store parking requirement is similar to that of a retail use, 1 space per 250 square feet of gross floor area. Four parking stalls will be required for this use which the site can support. The building currently has a single wall sign above the entrance door. If required, a building permit will be acquired for any new signage. Signage will meet the West Valley City Sign Ordinance.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The approved use is 'Convenient Store'. This approval is only for suite #3.
2. The business shall meet the requirements of title 7-32, Retail Tobacco Specialty Business. This site is not approved for a Retail Tobacco Specialty Business.

3. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs. Building permits will be obtained for new signage if required.
4. The use is subject to review upon valid complaint.

Continuance, to allow time to address any concerns raised at the public hearing.

Applicant:

Nawaf Raheem
3411 S Redwood Road

Discussion: Kevin Despain presented the application. Barbara Thomas asked what the hours are. Kevin replied 10 am to 9 pm. Nawaf Raheem, the applicant, had nothing further to add. The Planning Commission had no further questions or concerns.

Motion: Commissioner Fuller moved for approval subject to the 4 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-37-2014- Approved

C-38-2014

Schoolhouse Fencing (Kenneth Nopens)
2099 West 2200 South
Sport Fencing Lessons
M Zone (1.21 Acres)

The applicant, Kenneth Nopens, is requesting a conditional use for a sport fencing facility at 2099 West 2200 South. The property is zoned Manufacturing (M) and commercial indoor recreation is listed as a conditional use in this zone. The General Plan designation is light manufacturing. The surrounding properties are all zoned M and the uses are mostly office/warehouse and light manufacturing type uses.

As indicated in the attached letter, Schoolhouse Fencing will be open from 3:00 p.m. – 10:00 p.m. Tuesday – Friday and two Saturdays a month from 8:00 a.m. – 3:00 p.m. The class size will range from individual private sessions with 1-2 students and 1-2 coaches, up to the group lessons which have an average class size of 12 students.

This space will primarily be utilized for instructional purposes only. There will occasionally be a beginner tournament held at this location, however it will only be for the students of this facility and will not include members from outside clubs. Therefore, the tournament size would not exceed a typical class size.

Parents typically drop the students off and do not remain on site so the seven (7) parking spaces that are available for this unit will be adequate. The applicant has also submitted a letter signed by the adjacent tenant that authorizes them to use his parking if necessary or during the evening tournament sessions.

Staff Alternatives:

Approval of the conditional use for Schoolhouse Fencing subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. Due to the limited parking on site, this space shall only be used for instructional type purposes and tournaments for Schoolhouse Fencing members only. There shall be no tournaments conducted on site with any outside clubs.
2. Subject to review upon valid complaint.
3. Must meet the requirements of all affected departments and agencies.

Continuance for reasons determined at the hearing.

Applicant:
Not Present

Discussion: Jody Knapp presented the application. Barbara Thomas asked how someone becomes a fencing instructor. Jody replied that the applicant has been doing this since 2005 but indicated that she isn't sure if there is a college degree or any other qualifications needed to become an instructor. The Planning Commission had no further questions or concerns.

Motion: Commissioner Woodruff moved for approval subject to the 3 staff conditions.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-38-2014- Approved

C-40-2014

**Jordan Valley Medical Center Pole Sign
3640 S Pioneer Pkwy
C-2 Zone (18.03 Acres)**

The applicant, Charlie Taylor with YESCO, is requesting a conditional use amendment for a pole sign at the Jordan Valley Medical Center West Valley Campus, formerly Pioneer Valley Hospital. The zoning for the area is C-2, General Commercial. The West Valley City General Plan anticipates general

commercial uses for this area. The surrounding zoning is C-2, General Commercial, RMH, Residential Mobile Home and R-1-6, Single Family Residential. Adjacent uses include auto sales and service, a mobile home park and single-family housing.

YESCO is proposing to replace the existing Pioneer Valley Hospital sign with a new Jordan Valley Medical Center pole sign. The proposed sign will be 25-feet in overall height and the sign area will be 190 sq. ft. Fifty percent of the sign will contain an electronic message display. The new sign will be located closer to the street than the existing one, but will still meet the required setbacks.

Title 11 requires that all pole signs be incorporated in a landscaped area that is at least twice the area of the sign. The proposed sign requires 380 sq. ft. of landscaping, which is what the applicant is recommending. The site plan does not specify the type of plant material that will be used, only that it will be provided by the owner. During the study session some Planning Commission members expressed interest in seeing additional details about the landscaping that will be installed around the sign.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The sign shall be constructed per the approved sign plan.
2. All requirements set forth in Title 11 of the West Valley City Municipal Code shall be met.
3. A building permit must be issued for the pole sign.

Continuance, for reasons determined at the hearing or to allow time for the applicant to submit an alternative sign design.

Applicant:

Charlie Taylor
1605 Gramercy Road

Applicant:

John Butterfield
3580 W 9000 S

Discussion: Brock Anderson presented the application. Charlie Taylor, representing the applicant, stated that pole signs must receive conditional use approval but this proposed sign meet all ordinances required by the City including setbacks, visibility, etc. Phil Conder asked how much space there is between the sign and apartments to the west. Mr. Taylor replied that he isn't sure. Brock replied that it's over 100 feet because this is required by ordinance. John Butterfield, representing the applicant, replied that a lot of vegetation has been removed from the parking lot but there is a tall shrub and a couple of pine trees still separating the sign from the residents to the west. He indicated that more trees can be added as well. Mr. Butterfield stated that the trees were removed because the vegetation obscured the hospital. Terri Mills stated that she loved the landscaping in front of the hospital and is concerned that utility sheds are now exposed. Mr. Butterfield replied that landscaping will be added to shield the utility sheds. Jack Matheson stated that it will be difficult getting used to referring to the hospital as Jordan Valley. Mr. Butterfield replied that there has been a lot of work done to re-brand the hospital and briefly explained the reasoning behind the change. Barbara Thomas stated that she is concerned about the electronic portion of the sign and the impact it can potentially have to residents to the west. She indicated that she would request additional trees. Mr. Butterfield stated that he is fine adding more trees into the landscaped area in the parking lot or in other locations to help with this concern.

Motion: Commissioner Thomas moved for approval subject to the 3 staff conditions, adding condition 4 to state: Additional trees/landscaping shall be added to shield the electronic sign from residents to the west. Additional landscaping shall also be added around the existing utility boxes to provide screening.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Tupou	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-40-2014- Approved

PLANNING COMISSION BUSINESS

Approval of Minutes from July 23, 2014 (Regular Meeting) **Approved**

Approval of Minutes from August 6, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:28 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant